



Supplemental Form (SF)

### SUBDIVISION

- ☐ Major subdivision action  
☐ Minor subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- ☒ for Subdivision  
☒ for Building Permit  
☐ Administrative Amendment/Approval (AA)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- ☐ Annexation  
☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
☐ Adoption of Rank 2 or 3 Plan or similar  
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations  
☐ Street Name Change (Local & Collector)  
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

### L A APPEAL / PROTEST of...

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): J.S. ROGERS ARCHITECTS, P.C. PHONE: 247-1160  
 ADDRESS: 821 MOUNTAIN ROAD NW, ALBUQ. FAX: 247-0262  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: jrogers@jrogersarchitect.com  
 APPLICANT: DAN GARCIA (OWNER REP) PHONE: 362-2753  
GARCIA'S KITCHEN  
 ADDRESS: 1113 4TH STREET, NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: dan@garciaskitchen.com  
 Proprietary interest in site: NONE List all owners: AG & FIVE, LLC

DESCRIPTION OF REQUEST: AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISION & BUILDING PERMIT, SECT. DEVEL. PLAN AMEND., ZONE MAP AMEND.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. Addn/TBKA: GARCIA PROPERTIES DEVELOPMENT  
 Existing Zoning: SU-2/SU-1 MIXED USE DEVELOPMENT Proposed zoning: SU-2/SU-1 FOOD PREP & CATERING MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): J-13 UPC Code: 101305821512830914

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): \_\_\_\_\_

PROJECT # 1004677, CASE # 06EPC00143, EPC APPROVED CASE # 1004677, 01 EPC-40073

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.34  
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE, SW  
 Between: LAGUNA BLVD and SAN PASQUALE AVE.

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☒ Review Date: 11/08/11

SIGNATURE [Signature] DATE 8/30/12

(Print Name) JAMES S. ROGERS Applicant: ☐ Agent: ☐

### FOR OFFICIAL USE ONLY

Revised: 4/2012

- ☐ INTERNAL ROUTING  
☐ All checklists are complete  
☐ All fees have been collected  
☐ All case #s are assigned  
☐ AGIS copy has been sent  
☐ Case history #s are listed  
☐ Site is within 1000ft of a landfill  
☐ F.H.D.P. density bonus  
☐ F.H.D.P. fee rebate

Application case numbers

12 EPC - 40057

Action

SBP

S.F.

\_\_\_\_\_

Fees

\$ 385.00

CME

\$ 50.00

ADV

\$ 75.00

12 EPC - 40058

\$ 255.00

12 EPC - 40059

\$ 295.00

12 EPC - 40060

\$ 295.00

Hearing date Oct. 11, 2012

\$ 1355.00

Project # 1004677

Staff signature & Date

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - ☒ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
  - ☒ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - ☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
  - ☒ Zone Atlas map with the entire property(ies) clearly outlined
  - ☒ Letter briefly describing, explaining, and justifying the request
  - ☒ Letter of authorization from the property owner if application is submitted by an agent
  - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
  - ☒ Sign Posting Agreement
  - ☒ Traffic Impact Study (TIS) form with required signature
  - ☒ Fee (see schedule)
  - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"

- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
- ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- ☒ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ☒ Traffic Impact Study (TIS) form with required signature
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ☐ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- ☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- ☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- ☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- ☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- ☐ Registered engineer or architect's stamp on the Site Development Plans
- ☐ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ☒ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
  - ☒ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
  - ☒ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
  - ☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
  - ☒ Zone Atlas map with the entire property(ies) clearly outlined
  - ☒ Letter briefly describing, explaining, and justifying the request
  - ☒ Letter of authorization from the property owner if application is submitted by an agent
  - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ☒ Sign Posting Agreement
  - ☒ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - ☒ Traffic Impact Study (TIS) form with required signature
  - ☒ Fee (see schedule)
  - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JAMES S. ROBERTS  
Applicant name (print)  
8/30/12  
Applicant signature / date



Form revised November 2010

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers  
12 - EPC - 40057  
12 - EPC - 40058

8-30-12  
Planner signature / date  
Project #: 1004677

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- ☐ Application for zone map amendment including those submittal requirements (see below).  
*Annexation and establishment of zoning must be applied for simultaneously.*
  - ☐ Petition for Annexation Form and necessary attachments
  - ☐ Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - ☐ Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - ☐ Letter of authorization from the property owner if application is submitted by an agent
  - ☐ Board of County Commissioners (BCC) Notice of Decision
  - ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - ☐ Sign Posting Agreement form
  - ☐ Traffic Impact Study (TIS) form
  - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)

(Unadvertised)

☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)

(Public Hearing)

☐ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)

(Unadvertised)

- ☐ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- ☐ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- ☐ Zone Atlas map with the entire plan area clearly outlined and indicated
- ☐ Letter describing, explaining, and justifying the request
- ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- ☐ Traffic Impact Study (TIS) form (for EPC public hearing only)
- ☐ Fee for EPC final approval only (see schedule)
- ☐ List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

☒ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ☒ Zone Atlas map with the entire property clearly outlined and indicated
  - ☒ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - ☒ Letter of authorization from the property owner if application is submitted by an agent
  - ☒ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - ☒ Sign Posting Agreement form
  - ☒ Traffic Impact Study (TIS) form
  - ☒ Fee (see schedule)
  - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

☒ AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

☐ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- ☒ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - ☒ Plan to be amended with materials to be changed noted and marked
  - ☒ Zone Atlas map with the entire plan/amendment area clearly outlined
  - ☒ Letter of authorization from the property owner if application is submitted by an agent (map change only)
  - ☒ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - ☒ Letter briefly describing, explaining, and justifying the request
  - ☒ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - ☐ Traffic Impact Study (TIS) form
  - ☒ Sign Posting Agreement
  - ☒ Fee (see schedule)
  - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

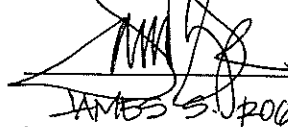
Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- ☐ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - ☐ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - ☐ Letter describing, explaining, and justifying the request
  - ☐ Fee (see schedule)
  - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.



Applicant name (print)

Applicant signature & Date



Revised: June 2011

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers

12 EPC - 40059

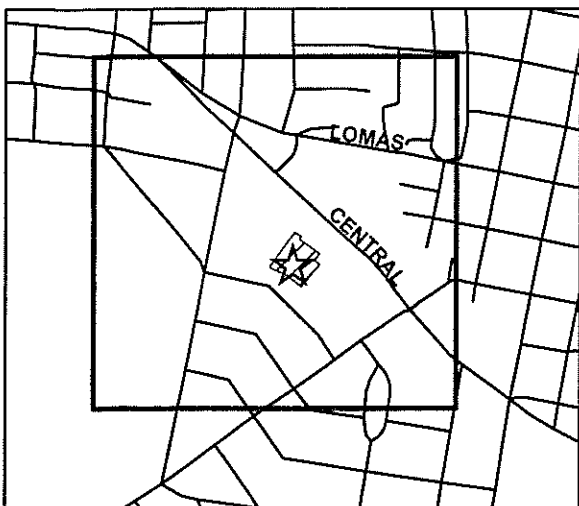
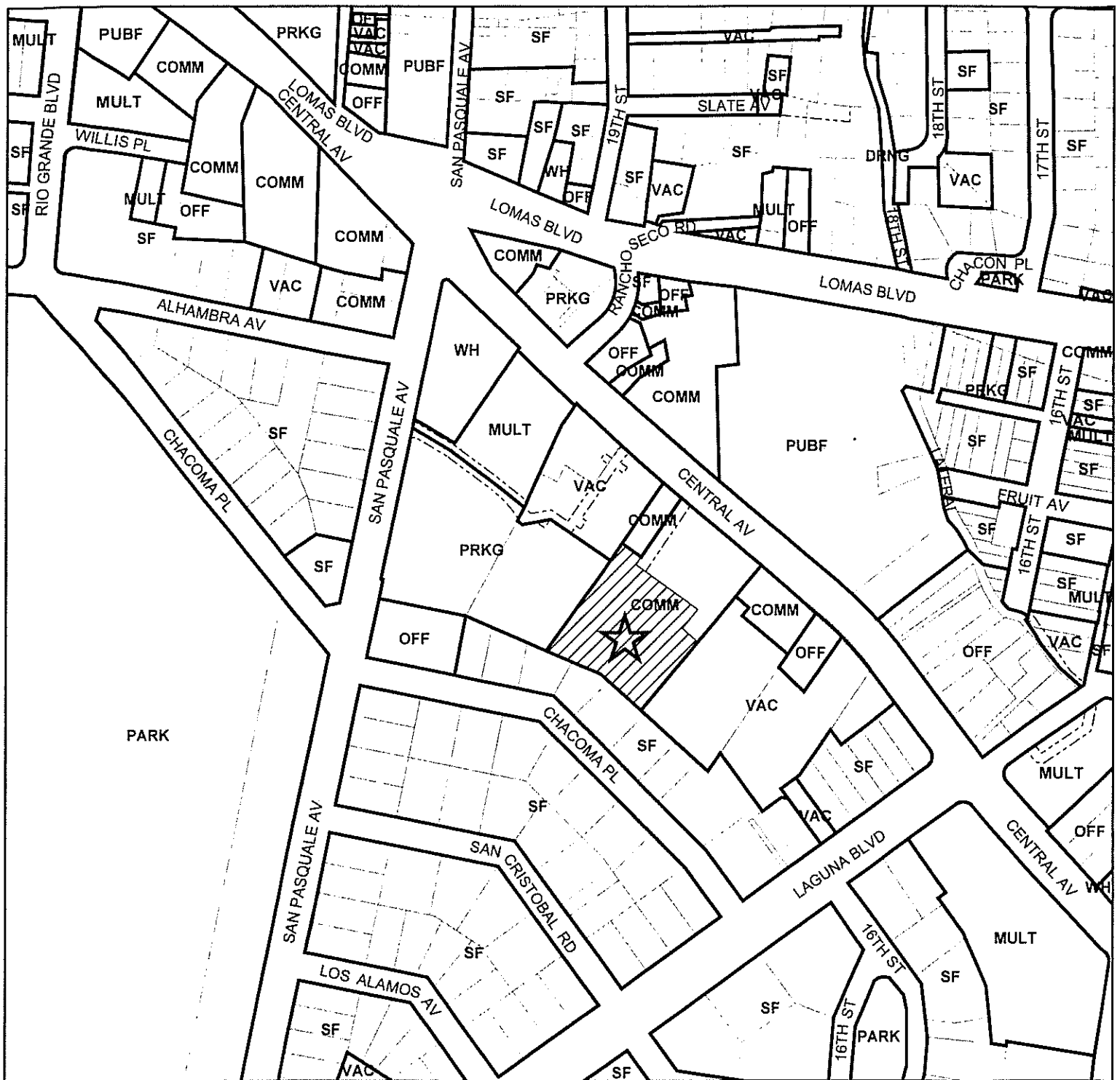
12 EPC - 40060

Project # 1004677

Staff signature & Date

8-30-12





## LAND USE MAP

Note: Grey shading  
indicates County.

### KEY to Land Use Abbreviations

AGRI Agricultural  
 COMM Commercial - Retail  
 DRNG Drainage  
 MFG Manufacturing or Mining  
 MULT Multi-Family or Group Home  
 OFF Office  
 PARK Park, Recreation, or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 SF Single Family  
 TRAN Transportation Facility  
 VAC Vacant Land or Abandoned Buildings  
 WH Warehousing & Storage

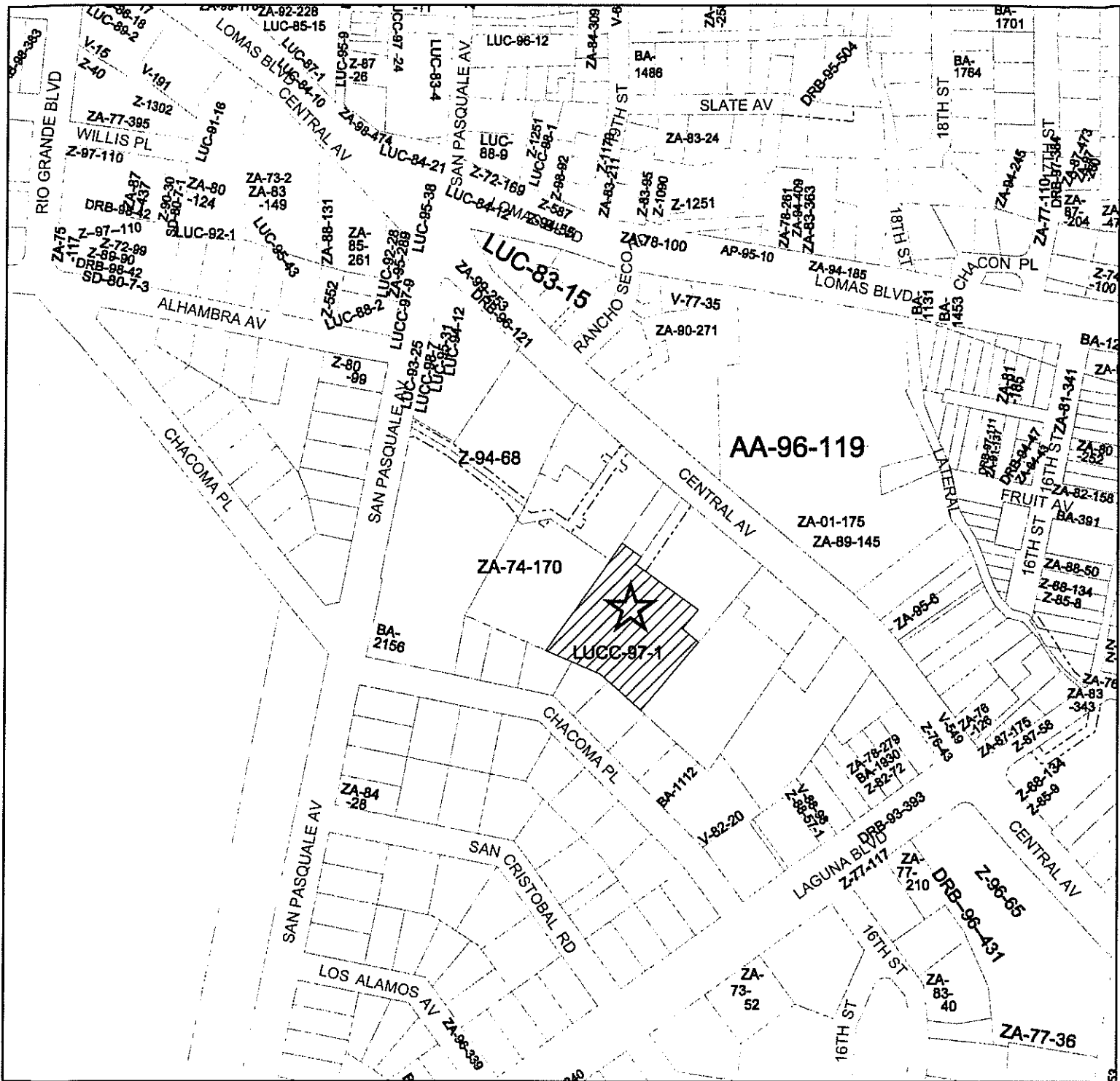


1 inch = 296 feet

Project Number:  
1004677

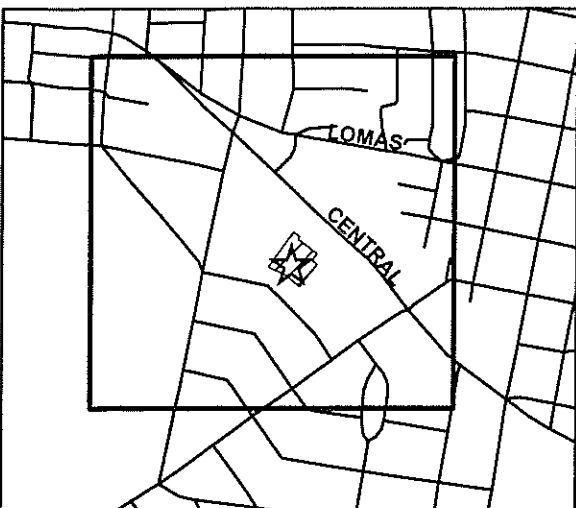
Hearing Date:  
10-11-2012

Zone Map Page: J-13  
 Additional Case Numbers:  
 12EPC 40057



## HISTORY MAP

Note: Grey shading indicates County.

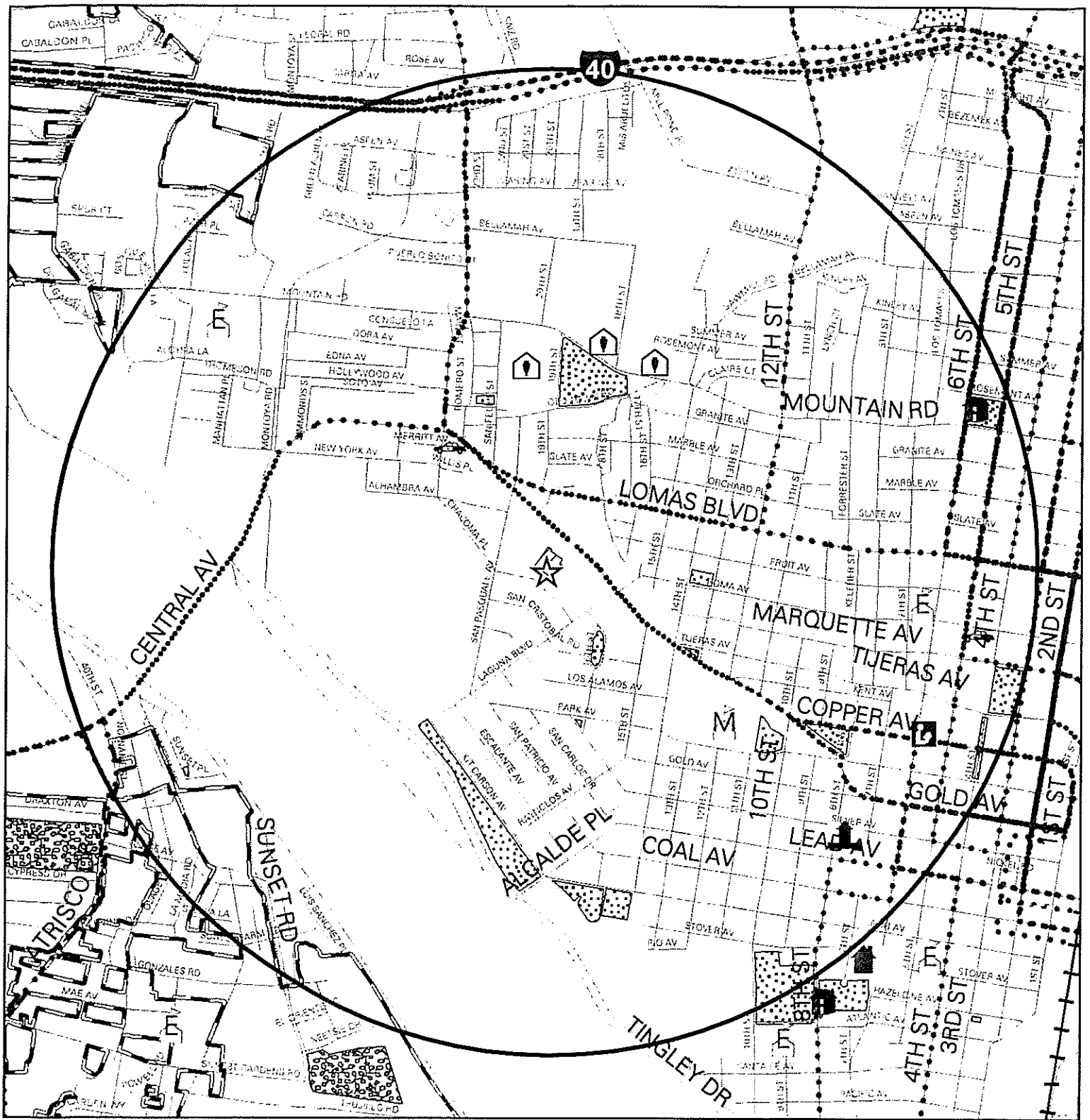


1 inch = 296 feet

Project Number:  
1004677

Hearing Date:  
10-11-2012

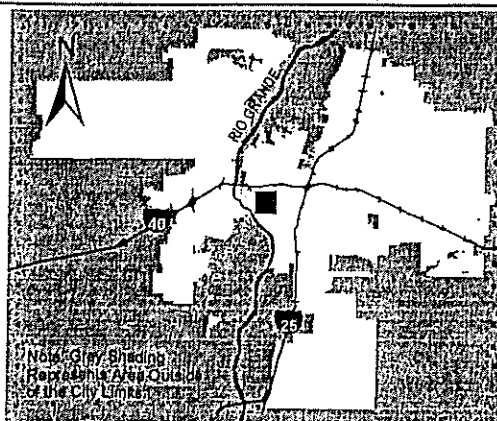
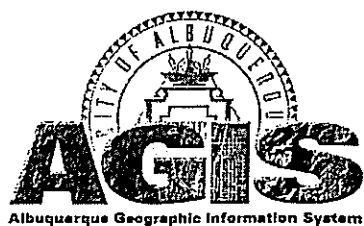
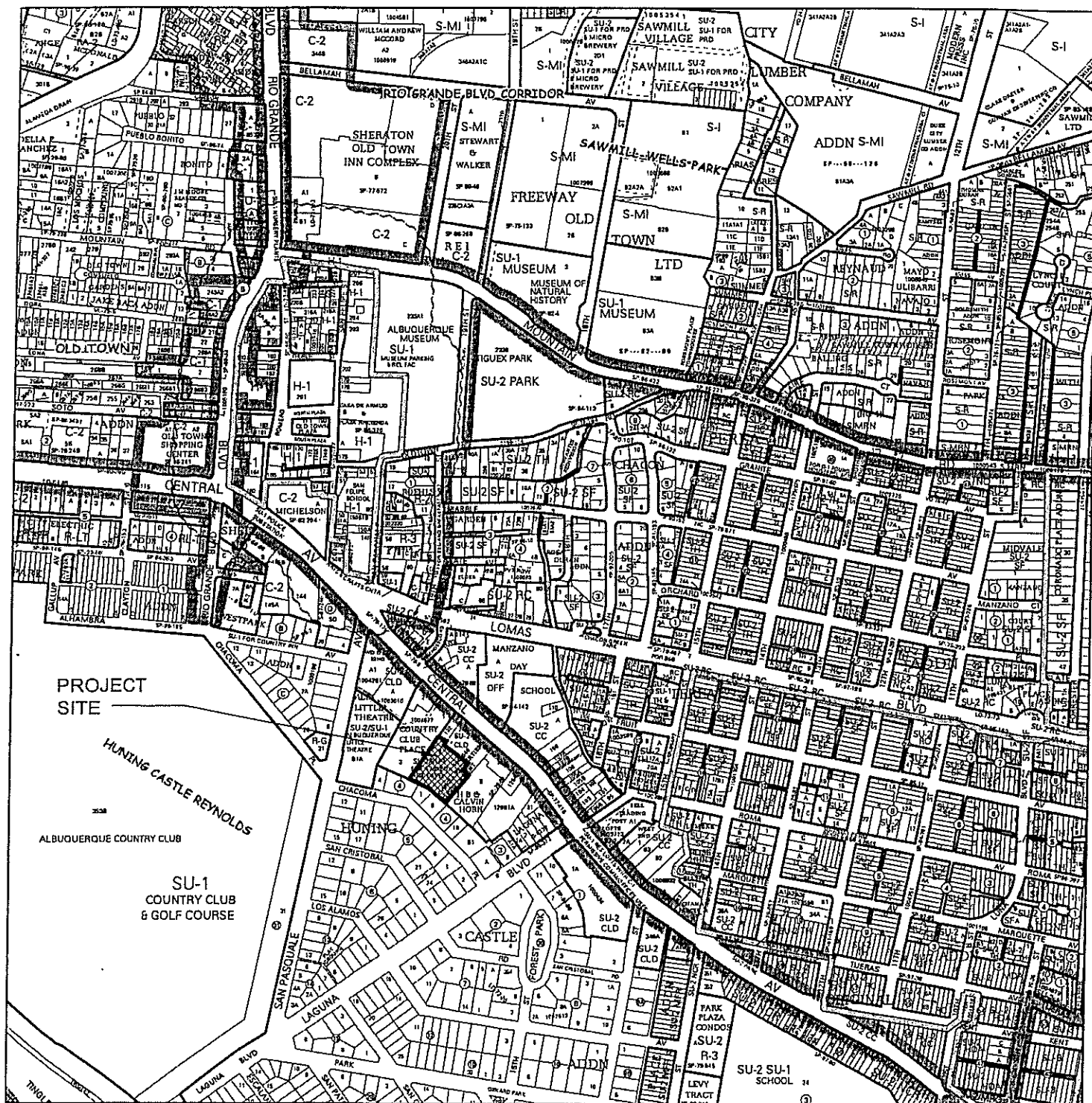
Zone Map Page: J-13  
Additional Case Numbers:  
12EPC 40057



Public Facilities Map with One-Mile Site Buffer

- |                      |         |             |                             |
|----------------------|---------|-------------|-----------------------------|
| 1004677              | LIBRARY | POLICE      | ABQ Ride Routes             |
| COMMUNITY CENTER     | MUSEUM  | SHERIFF     | Albuquerque City Limits     |
| MULTI-SERVICE CENTER | FIRE    | SOLID WASTE | Landfill Buffer (1000 feet) |
| SENIOR CENTER        |         | APS Schools | Landfills designated by EHD |
|                      |         |             | Developed County Park       |
|                      |         |             | Undeveloped County Park     |
|                      |         |             | Developed City Park         |
|                      |         |             | Undeveloped City Park       |







August 29, 2021

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

RE: Garcia's Kitchen – Proposed Food Preparation & Catering Facility

To Whom It May Concern:

This letter authorizes J.S. Rogers Architects, PC to be the acting agent for Dan Garcia, Garcia's Kitchen Restaurant, in the matters of the Garcia's Kitchen – Food Preparation & Catering Facility to be located on Lot 2, Garcia Properties Development, at 1736 Central Avenue, SW.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Garcia", with a long horizontal flourish extending to the right.

Dan Garcia,  
Vice President of Operations  
Garcia's Kitchen

## APPLICATION FOR AMENDMENTS TO SITE PLAN FOR SUBDIVISION, SECTOR DEVELOPMENT PLAN AND ZONE MAP

On behalf of the applicant, Garcia's Kitchen LLC, the applicant's agent, J.S. Rogers Architects, P.C., requests an Amendment to the approved Site Development Plan for Subdivision for Country Club Plaza Subdivision and attendant amendment to the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan and City of Albuquerque Zone Map for purposes of changing the zoning on the applicant's property, legally described as Lot 2 Garcia Properties Development, from its current SU2/SU1-Mixed Use Development, to an SU2/SU1-CLD for Food Preparation and Catering. The applicant further requests that the Site Development Plan for Building Permit be delegated to the Development Review Board for review. The property attendant to this request has been a portion of prior Site Development Plan Approval and previous re-zoning actions as described by COA Project # 1004677 [06EPC-00143, 07EPC-40073, 07EPC-40074 and 07EPC-40075].

### SUMMARY DESCRIPTION OF PROJECT AND REQUESTED AMENDMENTS

The 1.34 acre property attendant to this application is one of three contiguous properties owned by the applicant and is situated directly behind the owner's existing restaurant at 1736 Central Avenue SW. A small commercial building and some apartments are also located on the contiguous Lots, however, those structures are not affected by the current proposed project which will be limited to the rear property excepting for matters associated with site access to and from Central Avenue, traffic circulation and utility/fire easement coordination across the front properties.

Currently underutilized land, the owner desires to develop the property to construct an approximately 7650 SF Food Preparation and Catering Facility [with a potential to add an additional 1800 square feet of building footprint at some future date], in order to efficiently support their local restaurant operations and house their ongoing catering business. The building will also contain a dry goods warehouse and support offices for the Garcia's business enterprises. The proposed Food Preparation facility will operate between the hours of 7:00 AM and 5:00 PM Monday through Friday while a small amount of the catering operations will occasionally take place in the evenings and on weekends. The facility will employ approximately 15-18 staff, several of whom live in the existing apartments adjacent to the project site. Small semi-trailer delivery trucks will visit the project during off-peak traffic hours and 2-4 catering vans will form the bulk of commercial traffic associated with the project during normal business hours.

The project site is currently planned for construction of higher-density, three-story apartment buildings as a portion of a previously approved mixed-use development project to be platted with the properties immediately to the west of the Garcia's Lot. As the previously approved Site Development Plan will not be implemented to the fullest of its approved extents given failed contingencies associated with the sale and re-platting of a 1.5 acre portion of the Central Avenue properties belonging to Garcia Properties Development, the applicant does not wish to proceed with the current plan as it relates to their property. They are hence proposing to develop the existing Lot 2 for the aforementioned commercial use.

Given the project's proximity to, and prior architectural relationship with, the remaining properties associated with the previously approved Site Development Plan for Subdivision, and given that the Garcias desire a building that fits with the appearance and scale of the neighboring community fabric, it is the intent of the applicant and this submission to comply with the Design Guidelines described in the current approved Site Development Plan for Subdivision while simultaneously changing back from the approved residential apartments to a commercial use aligned with their ongoing business operations and in keeping with the Permissive Uses described by the CLD Zone requirements outlined in the Huning Castle and Reynolds Addition Neighborhood Sector development Plan.

Architecturally it is the intent of this proposed Site Development Plan Amendment to create a building and site design which presents an appealing architectural face to the urban environment along Central Avenue and which creates an appropriate backdrop for the potential re-development of the two front properties which abut the Central Avenue corridor. The building design employs the detailing and architectural character of the previously approved Design Guidelines and will be rendered in a manner that is consistent with the general scale and appearance of the historically "period" buildings in the Huning Castle and Reynolds Additions. A traditional front porch and entry; Stepped building massing; the use of simplified Territorial/Vernacular detailing; and the use of earth-tone colors and approved building materials each describe elements of building's appropriate neighborhood character. All roof mounted mechanical equipment will be screened by building parapets in accordance with the approved building Design Guideline Requirements and the building will not exceed the maximum allowable height of 26 feet at any point. The proposed building will be set back fifty feet from adjacent R-1 properties and the landscaped buffer between the new building and the adjacent R-1 residences to the south will be of a suitably significant nature to provide the additional separation described in the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan between the commercial uses along Central Avenue and the adjoin single-family homes.

While the front Lots are not a part of the Food Preparation and Catering Facility project, the proposed project and Site Development Plan have been designed and engineered in anticipation of a potential connection between this current project and future improvements to the restaurant and other existing buildings located on those properties. Site grading has been designed to accept and retain storm drainage associated with a 100 year, 24 hour storm event for all three properties and storage capacity exceeds City requirements. While safe and sufficient easements for purposes of access, utility connection and storm drainage will need to be described across the front Lots, these easements can be described in a manner anticipating future parking layouts and preferred drive cut locations. Final relocation of the existing drives, restriping, and relocation of the several conflicting utility poles and can be coordinated with City Municipal Development plans to bury the utility services along this section of Central Avenue. Final development of the Central Avenue corridor is anticipated to be fully coordinated with City plans when appropriate funding and infrastructure improvement funding is scheduled. Traffic exiting onto Central Avenue from the new facility will be significantly less than the volume that would be generated by the approved apartments, and on-site circulation generated by the proposed facility will not adversely affect the City's ability to improve the vehicular and pedestrian circulation patterns along

the street corridor in accordance with the objectives outlined in the Central Avenue Streetscape Urban Design Master Plan.

In conclusion, the proposed Amendment to the approved Site Development Plan for Subdivision is in no way conflicting with, and in fact successfully comports with City plans to promote appropriate community development in accordance with the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, the Albuquerque/Bernalillo County Comprehensive Plan, and the Central Avenue Streetscape Urban Design Masterplan. Approval of the Amended Site Development Plan associated with this request will further the goals set forth in the above City plans.

REQUEST FOR AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION:

The proposed Amendment of the Site Development Plan for Subdivision for the Country Club Plaza Subdivision is justified by the project's contributions to and compliances with the following City master plans:

HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN [HCRANSDP]

SECTION I - SUMMARY OF GOALS AND OBJECTIVES

- I. Land Use and Zoning
  - A.1. Revise current zoning to make it compatible with existing land uses.
  - B.1. Implement zoning changes as proposed in Map 6.

*The Applicant's property was zoned C2 for commercial uses prior to adoption of the HCRANSDP and the Plan's recommendation to revise the commercially zoned strip along Central Avenue to an SU2-CLD designation [as described on Map 6] indicated a consistency within its Goals and Objectives that properties with existing commercial businesses, such as the Lots owned by Garcia Properties Development and the existing businesses thereon, were to be supported and stabilized by the Plan's proposed zone reclassification. Essentially reverting to the original zoning classification of SU2-CLD classification with the SU1 designation for use as a Food Preparation and Catering Facility re-unifies the Lot currently intended for development with the other two of the Applicant's Lots which are still zoned SU2-CLD.*

II. Transportation

- A.1. Reduce traffic volume and speed on local streets.
- A.2. Improve traffic flow in the area to promote safety of residents.

*The proposed development of the Food Preparation and Catering Facility will generate significantly less traffic than the 44 apartment units currently approved for development. This will in turn reduce the amount of traffic exiting the property onto Central Avenue.*

*The current site is underdeveloped with a number of dead trees and a couple non-historic structures, a storage building and small dwelling. The current property is unpaved and not delineated regarding any large vehicle traffic such as trucks and fire vehicles. The proposed development would clearly delineate circulation for on-site vehicular traffic by means of paved drives and parking.*

VII. Land Use and Zoning

- A.1. Stabilize and upgrade existing businesses.
- A.2. Encourage new neighborhood oriented commercial development.

The requested re-zoning and Amendment to the Site Development Plan for Subdivision to allow construction of the proposed Food Preparation and Catering Facility will greatly benefit the Applicant's existing City-wide restaurant operations and help support the existing Garcia's Restaurant at 1736 Central Avenue SW. The proposed development will potentially provide jobs for local people and generate activity for other local businesses. Having the Applicant's Food Preparation and Catering operations relocate to a new facility located along Central Avenue will be a boon for the local community and the City of Albuquerque.

VII. Economic Development

- A.1. Reduce traffic volume and speed on local streets.
- A.2. Improve traffic flow in the area to promote safety of residents.

*The proposed development of the Food Preparation and Catering Facility will generate significantly less traffic than the 44 apartment units currently approved for development. This will in turn reduce the amount of traffic exiting the property onto Central Avenue.*

*The current site is underdeveloped with a number of dead trees and a couple non-historic structures, a storage building and small dwelling. The current property is unpaved and not delineated regarding any large vehicle traffic such as trucks and fire vehicles. The proposed development would clearly delineate circulation for on-site vehicular traffic by means of paved drives and parking.*

## Section IV - Land Use and Zoning

### Proposed Zoning [Paragraph 3]:

Property on Central Avenue next to the Huning Castle subdivision is currently zoned C2. Much of this commercial land is vacant or marginally used. Many commercial buildings are vacant or marginally used. Because this property directly abuts single-family homes, it is important to minimize negative impacts of development on Central Avenue. Because there is a need for housing downtown, a mix of commercial and residential uses is suitable for this strip. It is recommended that the land on Central Avenue between San Pasquale and 15<sup>th</sup> Street be zoned SU2 for low density apartments or limited commercial development. Commercial uses which would have a negative impact on the adjacent neighborhood in terms of traffic, noise and litter are not allowed. Height, setback, density and landscaping guidelines are intended to insure that new development will be in scale with existing development on Central Avenue and have a minimum impact on the adjacent neighborhood.

*The proposed development of the Food Preparation and Catering Facility complies with the intent to allow for limited commercial development along Central Avenue which would potentially have a negative impact on the single-family residences adjacent to the commercial property. The proposed Site Development Plan will not negatively impact the adjacent R1 properties and the proposed Amendment to the Site Development Plan for Subdivision complies fully with the height, setback and landscaping guidelines delineated in the HCRANS DP. This includes provision of "Extensive buffer landscaping between new development and adjacent homes" along the Plan's southern boundary and a building design which is fully in scale with existing and new structures in the immediate vicinity. The project will not generate excess traffic, noise, nor litter, and the intended use for restaurant-oriented food preparation and catering uses are listed as permissive commercial uses in the HCRANS DP SU2 Special Neighborhood CLD Commercial /Low Density Apartment Zone descriptions. Lastly, the proposed Amendment to the Site Development Plan for Subdivision removes the Applicant's Lot from the approved development plan but maintains the Design Guidelines developed to describe the appearance and character of the buildings and landscaped site included with the last Site Development Plan Amendment. This will ensure that the proposed project will comply with the neighborhood's preferred character for the developed site.*

REQUEST FOR AMENDMENT TO SECTOR DEVELOPMENT PLAN AND ZONE MAP AMENDMENT:

The proposed Amendment of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan and the subsequent Zone Map Amendment is justified by the project's contributions to and compliance with the following City Plans:

HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN [HCRANSDP]

SECTION I - SUMMARY OF GOALS AND OBJECTIVES

III. Land Use and Zoning

- A.1. Revise current zoning to make it compatible with existing land uses.
- B.1. Implement zoning changes as proposed in Map 6.

*The Applicant's property was zoned C2 for commercial uses prior to adoption of the HCRANSDP and the Plan's recommendation to revise the commercially zoned strip along Central Avenue to an SU2-CLD designation [as described on Map 6] indicated a consistency within its Goals and Objectives that properties with existing commercial businesses, such as the Lots owned by Garcia Properties Development and the existing businesses thereon, were to be supported and stabilized by the Plan's proposed zone reclassification. Essentially reverting to the original zoning classification of SU2-CLD classification with the SU1 designation for use as a Food Preparation and Catering Facility re-unifies the Lot currently intended for development with the other two of the Applicant's Lots which are still zoned SU2-CLD.*

IV. Transportation

- A.1. Reduce traffic volume and speed on local streets.
- A.2. Improve traffic flow in the area to promote safety of residents.

*The proposed development of the Food Preparation and Catering Facility will generate significantly less traffic than the 44 apartment units currently approved for development. This will in turn reduce the amount of traffic exiting the property onto Central Avenue. The current site is underdeveloped with a number of dead trees and a couple non-historic structures, a storage building and small dwelling. The current property is unpaved and not delineated regarding any large vehicle traffic such as trucks and fire vehicles. The proposed development would clearly delineate circulation for on-site vehicular traffic by means of paved drives and parking.*

VIII. Land Use and Zoning

- A.1. Stabilize and upgrade existing businesses.
- A.2. Encourage new neighborhood oriented commercial development.

*The requested re-zoning and Amendment to the Site Development Plan for Subdivision to allow construction of the proposed Food Preparation and Catering Facility will greatly benefit the Applicant's existing City-wide restaurant operations and help support the existing Garcia's Restaurant at 1736 Central Avenue SW. The proposed development will potentially provide jobs for local people and generate activity for other local businesses. Having the Applicant's Food Preparation and Catering operations relocate to a new facility located along Central Avenue will be a boon for the local community and the City of Albuquerque.*

## VII. Economic Development

A.1. Reduce traffic volume and speed on local streets.

A.2. Improve traffic flow in the area to promote safety of residents.

*The proposed development of the Food Preparation and Catering Facility will generate significantly less traffic than the 44 apartment units currently approved for development. This will in turn reduce the amount of traffic exiting the property onto Central Avenue. The current site is underdeveloped with a number of dead trees and a couple non-historic structures, a storage building and small dwelling. The current property is unpaved and not delineated regarding any large vehicle traffic such as trucks and fire vehicles. The proposed development would clearly delineate circulation for on-site vehicular traffic by means of paved drives and parking.*

## Section IV- Land Use and Zoning

### Proposed Zoning [Paragraph 3]:

Property on Central Avenue next to the Huning Castle subdivision is currently zoned C2. Much of this commercial land is vacant or marginally used. Many commercial buildings are vacant or marginally used. Because this property directly abuts single-family homes, it is important to minimize negative impacts of development on Central Avenue. Because there is a need for housing downtown, a mix of commercial and residential uses is suitable for this strip. It is recommended that the land on Central Avenue between San Pasquale and 15<sup>th</sup> Street be zoned SU2 for low density apartments or limited commercial development. Commercial uses which would have a negative impact on the adjacent neighborhood in terms of traffic, noise and litter are not allowed. Height, setback, density and landscaping guidelines are intended to insure that new development will be in scale with existing development on Central Avenue and have a minimum impact on the adjacent neighborhood.

*The proposed development of the Food Preparation and Catering Facility complies with the intent to allow for limited commercial development along Central Avenue which would potentially have a negative impact on the single-family residences adjacent to the commercial*



*property. The proposed Site Development Plan will not negatively impact the adjacent R1 properties and the proposed Amendment to the Site Development Plan for Subdivision complies fully with the height, setback and landscaping guidelines delineated in the HCRANS DP. This includes provision of "Extensive buffer landscaping between new development and adjacent homes" along the Plan's southern boundary and a building design which is fully in scale with existing and new structures in the immediate vicinity. The project will not generate excess traffic, noise, nor litter, and the intended use for restaurant-oriented food preparation and catering uses are listed as permissive commercial uses in the HCRANS DP SU2 Special Neighborhood CLD Commercial /Low Density Apartment Zone descriptions. Lastly, the proposed Amendment to the Site Development Plan for Subdivision removes the Applicant's Lot from the approved development plan but maintains the Design Guidelines developed to describe the appearance and character of the buildings and landscaped site included with the last Site Development Plan Amendment. This will ensure that the proposed project will comply with the neighborhood's preferred character for the developed site.*

#### RESOLUTION 270-1980 - SECTION 1

- A] A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City.

*The proposed zone change is fully consistent with the health, safety, morals and general welfare of the City. The proposed Sector Development Plan and Zone Map Amendments relating to the zone change from SU2/SU1-Mixed Use Development to SU2/SU1-CLD for Food Preparation and Catering on the Garcia Properties Development Lot 2 are fully consistent with the goals and objectives of the City's Comprehensive Plan. Specifically, the proposed Site Development Plan for Subdivision Amendment propose to rezone and develop land that is currently only marginally used and that will not be used for the purposes of constructing the 44 apartments described by prior Site Development Plans. Additionally, the grading and drainage design and other infrastructure improvements associated with the proposed development will significantly improve the City's Central Avenue corridor as well as the built environment of the Huning Castle Reynolds Neighborhoods. Finally, while the front two Lots are not part of the proposed development and current zoning actions, re-alignment of the access easement to the property from Central Avenue across the adjacent Lots in support of the proposed Site Development Plan Amendment and Sector Plan and Zone Map Amendments will ultimately provide for safer public access to each of those properties for trucks and other sizable vehicles in the near-term. In the longer-term, this re-alignment of the eventual relocation of the existing curb cuts along Central Avenue will be supportive of City goals to modernize and develop the pedestrian connections and Urban Streetscape along the Central Avenue corridor.*

- B] Stability of land use and zoning is desirable: Therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

*The proposed zone change from SU2/SU1-Mixed Use Development to SU2/SU1-CLD for Food Preparation and Catering provides for stability of land use and zoning given that the change will return the Lot in question to the same zoning as the two other lots owned by the Applicant, and due to the proposed development's common economic and business connections with the existing restaurant and retail businesses currently operating on the two front properties adjacent to Central Avenue. Completion of the requested action will therefore re-combine all three Lots owned by Garcia Properties Development from both a land use and zoning standpoint thereby promoting the stability sought by the City's Comprehensive Plan.*

- C] A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

*The proposed zone change is not in any significant conflict with adopted elements of the Comprehensive Plan or other City master plans and it is in fact in substantial compliance with the requirements of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan regarding matters of Land Use and Zoning, Transportation, and Economic Development. Support of existing commercial enterprises, support for development of new non-intrusive neighborhood businesses, a reduction in traffic volume on Central Avenue, and an adherence to the design guidelines established by the current Subdivision Plans are each aspects of the proposed Sector Plan and Zone Map Amendment which further the goals and objectives of the HCRANS DP.*

- D] The applicant must demonstrate that the existing zoning is inappropriate because:

- 1] there was an error when the existing zoning map pattern was created.

*NA. There was no error when the existing zoning map pattern was created.*

- 2] changed neighborhood or community conditions justify the change.

*Since there has been significant residential development along the Central Avenue corridor over the last several years, in accordance with the mixed-use objectives identified in the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, given that the approved Development Plan will be completed without the construction of the approved apartments delineated in the current Site Development Plan for Subdivision and the HCRANS DP, it is fully consistent with the HCRANS DP to propose an Amendment to the Sector Plan to return the Garcia Properties Development Lot 2 to a zoning classification matching that of the Applicant's adjoining properties to allow for development of a neighborhood-oriented commercial project.*

- 3] a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though 1 or 2 above do not apply.

*Following the City's recommendation, the proposed zone change will essentially replace the current zoning with the zoning designation originally described by the Sector Development Plan [HCRANS DP], [ an SU2-CLD designation], and creates an SU1 overlay describing the permissive uses of restaurant associated food preparation and catering operations. This is fully consistent with the intent of the Sector Development Plan and the City's Comprehensive Plan regarding the use of Special Use designation to control development in areas of specific sensitivity. The proposed Amendment to the Site Development Plan for Subdivision and the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan is therefore a furtherance of the goals and objectives outlined in those documents.*

- E] A change in zone will not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or community.

*The proposed zone change and Special Use designation for development as a Food Preparation and Catering Facility will not be harmful to adjacent or neighboring property.*

- F] A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be:

- 1] denied due to lack of capital funds.

*No major unprogrammed capital expenditures are anticipated to be associated with the proposed Development Plan.*

- 2] granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

*No major unprogrammed capital expenditures are anticipated to be associated with the proposed Development Plan.*

- G] The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*The Applicant seeks to rezone and develop their property to construct and operate a business supportive of the existing restaurant businesses the Applicant operates on a City-wide basis. The applicant seeks to do so in compliance with the existing City Plans and ordinances, and in a manner that is consistent with City and neighborhood development objectives. Land cost or the Applicant's other economic considerations are not a determining factor in the Applicant's decision to request the Sector Development Plan and Zone Map Amendments.*

- H] Location on a collector or major street is not in itself sufficient justification for apartment, office or commercial zoning.

*This application for a Sector Development Plan and Zone Map Amendment does not rely on its location on a collector or other major street for its justification.*

- I] A zone change request which would give a zone different from surrounding zone to one small area, especially when only one premise is involved, is generally called a spot zone. Such a change of zone or area development may be approved only when:

*NA. The application for a zone change will not create a spot zone.*

- 1] the change will clearly facilitate realization of the Comprehensive Plan and any applicable sector development plan or area plan.

*NA. The application for a zone change will not create a spot zone.*

- 2] the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*NA. The application for a zone change will not create a spot zone.*

- J] A zone change request that would give a zone different from surrounding zoning to a strip of land along a street is general called a "strip zoning". Strip commercial zoning will be approved only where:

*NA. The application for a zone change will not create a strip zone.*

- 1] the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.

*NA. The application for a zone change will not create a strip zone.*

- 2] the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*NA. The application for a zone change will not create a strip zone.*

ALBUQUERQUE BERNALILLO COUNTY COMPREHENSIVE PLAN

LAND USE POLICY II.B.5.E

New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be assured.

*The proposed Amended Site Development Plan for Subdivision and the requested Sector Development Plan and Zone Map Amendments, pending this approval, will facilitate the development of a historically underutilized infill lot along the Central Avenue corridor which will in turn contribute to the developed integrity of the property and surrounding community. Common property and business interests and the physical re-connection of the rear Lot 2 with the front Lots of Garcia Properties Developments along the Central Avenue streetscape will help further this Plan goal.*

LAND USE POLICY II.B.5.I

Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The proposed Amended Site Development Plan for Subdivision and the requested Sector Development Plan and Zone Map Amendments, pending this approval, will facilitate the development of a commercial use adjacent to a variety of new and existing residential development. The proposed development will not have any adverse environmental effects on neighboring residential properties and the proposed Amended Site Development Plan provides for solid screening between adjacent properties to the east and west of the rear Lot in question while the landscaping and setbacks along the southern boundary with an established R1 Single Family zone is designed to provide exceptional separation as outlined in the City's Plan. Vehicular traffic generated from the proposed Food Preparation and Catering Facility will be significantly less than what was anticipated by the previously approved Site Development plan which describes construction of 44 apartment units. Finally, the Garcia Properties Development lots contain some residential apartments which are not included with this proposed development, however, these apartments serve as housing for some of the proposed new building's employees facilitating pedestrian access to the building and limiting the amount of traffic visiting the site.*

LAND USE POLICY II.B.5.M

Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

*The proposed Amended Site Development Plan for Subdivision and the requested Sector Development Plan and Zone Map Amendments, pending this approval, will facilitate the development of improved interior site vistas on the Applicant's properties and aesthetic views of the developed rear Lot from Central Avenue. The Amended Site Development Plan has been designed to anticipate future projects to improve the pedestrian connections between the Food Preparation and Catering Facility and the existing*

*restaurant and retail buildings on the front two Lots. Pedestrian connections and pathways to Central Avenue streetscape will be planned for future development in support of this Plan goal.*

#### SUMMATION

In summation we respectfully request review and approval of this Site Plan for Subdivision Amendment and the attendant Sector Development Plan and Zone Map Amendments. We again request that, pending this approval, the Amended Site Development Plan for Building permit be delegated to the DRB for review and approval. In support of this submission we have familiarized ourselves with the prior EPC plan submissions and Notices of Decision and have attempted to incorporate as many of those related comments, neighborhood concerns, and development conditions as justified by the changed nature of the proposed Site Development Plan Amendments. We believe the proposed Amendment are in full keeping with the goals and objective of the City's Comprehensive Plan and look forward to staff comments regarding these requests.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 8/30/12  
Applicant or Agent Signature / Date

## NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

### Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet.
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100' [Other scales as approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Scaled vicinity map
- ☒ 6. Property lines (clearly identify)
- ☒ 7. Existing and proposed easements (identify each)
- ☒ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

### 1. Structural

- ☒ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

### 2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
  - ☒ 1. **Location and typical dimensions**, including handicapped spaces
  - ☒ 2. **Calculations:** spaces required: 16 provided: 17  
Handicapped spaces (included in required total) required: 1 provided: 2  
Motorcycle spaces (in addition to required total) required: 1 provided: 2
- ☒ B. Bicycle parking & facilities
  - ☒ 1. Bicycle racks, spaces required: 1 provided: 3
  - ☒ 2. Bikeways and other bicycle facilities, if applicable
- ☒ C. Public Transit
  - ☒ 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
  - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
  - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
  - ☒ 2. Drive aisle locations, including width and curve radii dimensions
  - ☒ 3. End aisle locations, including width and curve radii dimensions
  - ☒ 4. Location & orientation of refuse enclosure, with dimensions
  - ☒ 5. Curb cut locations and dimensions
  - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
  - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
  - ☒ 9. Identify existing and proposed medians and median cuts



## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

### 3. Phasing

- ☒ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
  - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - ☒ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - ☒ C. Ponding areas either for drainage or landscaping/recreational use
- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
  - ☒ A. Existing, indicating whether it is to preserved or removed.
  - ☒ B. Proposed, to be established for general landscaping.
  - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Backflow prevention detail
- ☒ 10. Planting Beds, indicating square footage of each bed
- ☒ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 12. Responsibility for Maintenance (statement)
- ☒ 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- ☒ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- ☒ 16. Planting or tree well detail
- ☒ 17. Street Tree Plan as defined in the Street Tree Ord.

## SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

### A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

## B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas
- ☒ 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 UTILITY PLAN

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

## SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- ☒ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
  - ☒ 1. Identify facade orientation (north, south, east, & west).
  - ☒ 2. Facade dimensions including overall height and width
  - ☒ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
  - ☒ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- ☒ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

### B. Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements.

# GARCIA'S KITCHEN: FOOD PREPARATION & CATERING FACILITY

## AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISION

- SECTOR DEVELOPMENT PLAN AMENDMENT
- ZONE MAP AMENDMENT
- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

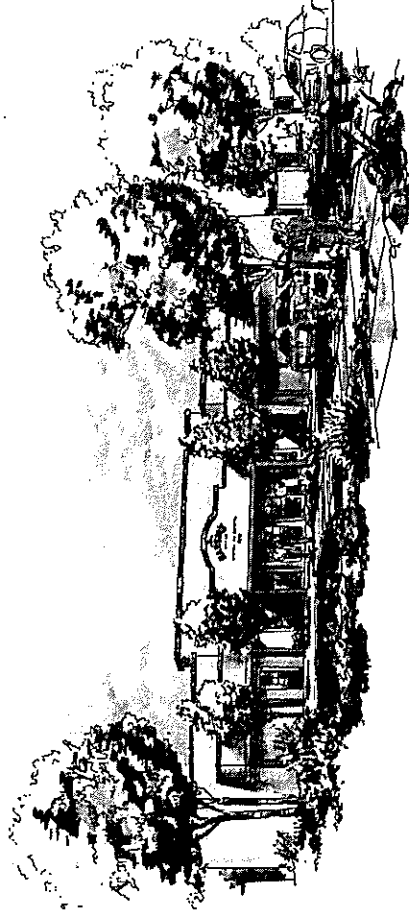
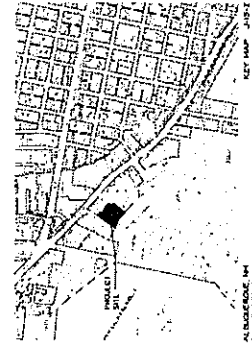
### SHEET INDEX

COVER SHEET
ED1.0 EXISTING / DEMOLITION SITE PLAN
SD1.0 SITE DEVELOPMENT PLAN
LI1.0 LANDSCAPE PLAN
LD1.0 LANDSCAPE DETAILS
A2.1 EXTERIOR ELEVATIONS
C-1 PRELIMINARY GRADING PLAN
C-2 UTILITY PLAN
C-3 TRAFFIC CONTROL PLAN

### PROJECT DATA

ADDRESS:  
1736 CENTRAL AVENUE, SW  
LEGAL DESCRIPTION:  
LOT 2, GARCIA PROPERTIES DEVELOPMENT

### VICINITY MAP



DEVELOPMENT PLAN NOTES:
1. PRELIMINARY DEVELOPMENT PLAN FOR THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ALBUQUERQUE.
2. THE DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ALBUQUERQUE.
3. THE DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ALBUQUERQUE.
4. THE DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ALBUQUERQUE.
5. THE DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ALBUQUERQUE.

DRB SIGN OFF BLOCK	
PROJECT NUMBER _____	_____
APPLICANT NAME _____	_____
This form is required only for special use development. This approval is not for traditional planning applications. It is required for all applications for special use development, including but not limited to, and all changes and variations to the original application.	
DATE _____	_____
DRB SIGNATURE _____	_____
DRB TITLE _____	_____
DRB NAME _____	_____
DRB ADDRESS _____	_____
DRB CITY _____	_____
DRB STATE _____	_____
DRB ZIP _____	_____
DRB PHONE _____	_____
DRB FAX _____	_____
DRB EMAIL _____	_____
DRB WEBSITE _____	_____
DRB SOCIAL MEDIA _____	_____
DRB OTHER _____	_____

J · S · ROGERS ARCHITECTS P · C ·

821 Mountain Road NW, Albuquerque, NM 87102

ph: (505) 247-1168 fax: (505) 247-0262 e-mail: info@jstogersarchitects.com

August 29, 2012

Albuquerque, NM  
1736 Central Avenue, SW

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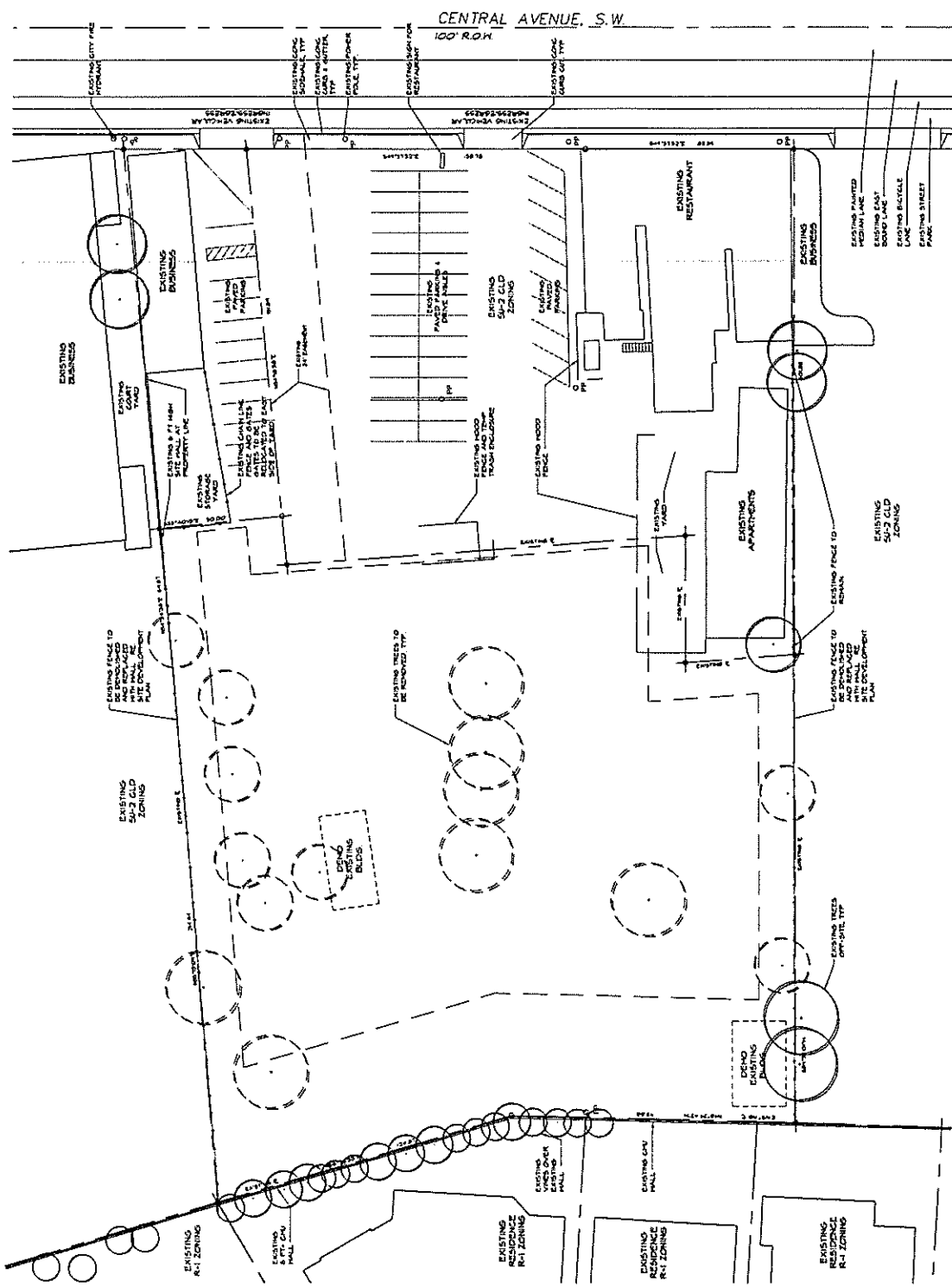
Thus,

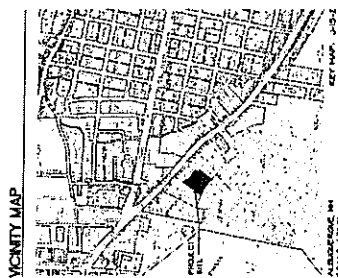
100 No	FILE NAME	OWE NAME	GARC SITE	DATE DATE	DATE DESCRIPTION
				DATE	

**RENNER**

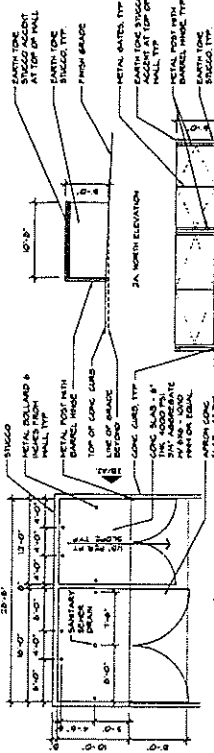
J. S. ROGERS ARCHITECTS P.C.  
321 Mountain Road NW, Albuquerque, NM 87102  
Phone: (505) 247-1168 Fax: (505) 247-0362  
e-mail: info@jrogersarchitects.com

557,647.

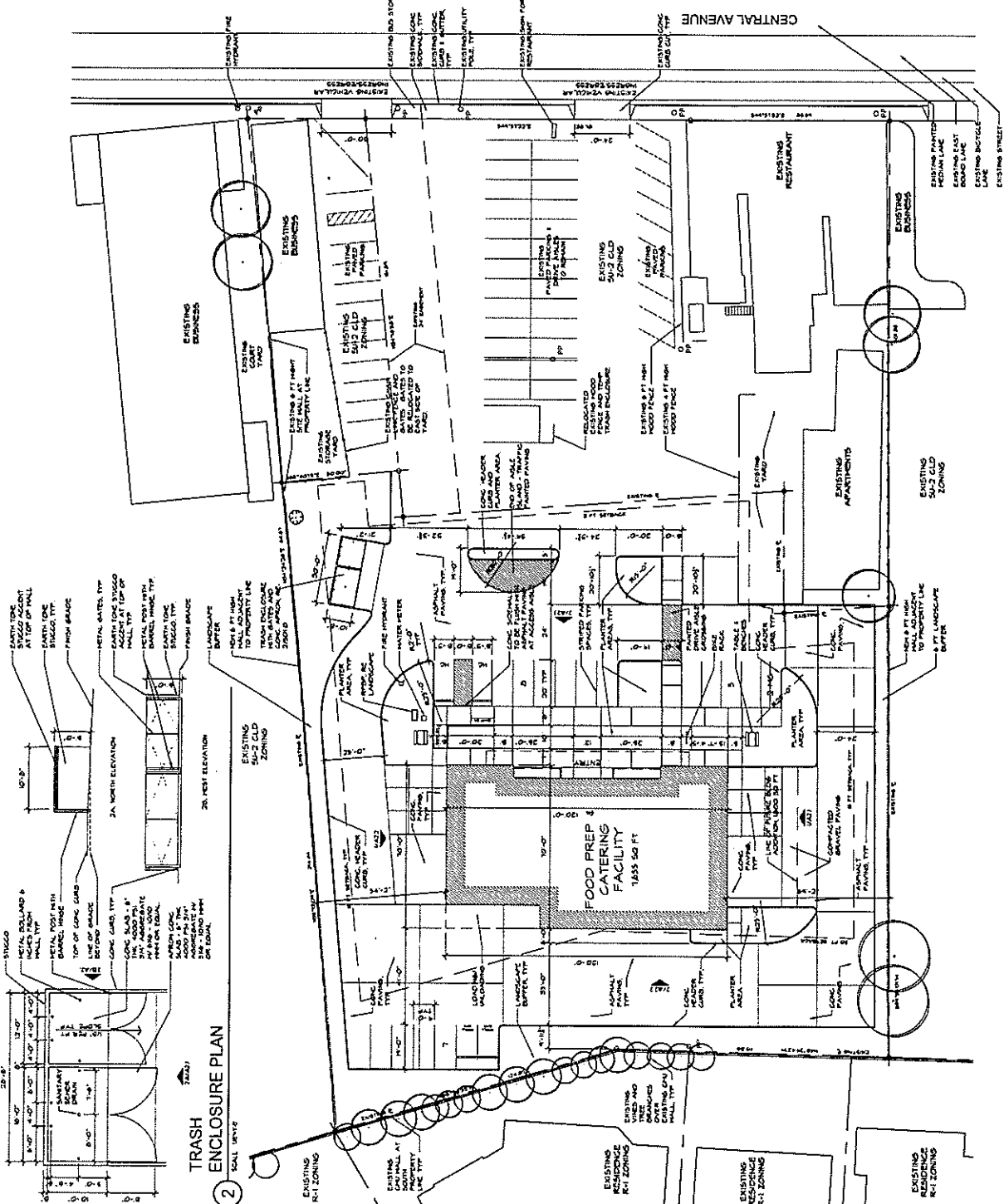




VICINITY MAP



2 TRASH ENCLOSURE PLAN



1 SITE DEVELOPMENT PLAN

PROJECT: 821 Mountain Road NW, Albuquerque, NM 87102  
 J-S-ROGERS ARCHITECTS P.C.  
 PHONE: (505) 247-1168 FAX: (505) 247-0202  
 E-MAIL: info@j-s-rogers.com

DATE: 10/10/2012  
 DRAWN BY: NIT  
 CHECKED BY: NIT  
 REVISIONS:  
 1. DATE: 10/10/2012  
 2. DATE: 10/10/2012  
 3. DATE: 10/10/2012  
 4. DATE: 10/10/2012

SITE DEVELOPMENT PLAN  
 PROJECT: 1736 Central Avenue, SW  
 ALBUQUERQUE, NM

GARCIA'S KITCHEN  
 FOOD PREP & CATERING FACILITY

SD1.0

ZONING DATA

PROJECT: GARCIA'S KITCHEN  
 ADDRESS: 1736 CENTRAL AVENUE, SW  
 LEGAL DESCRIPTION: LOT 2, BLOCK 1, ALBUQUERQUE PLANNED COMMUNITY DEVELOPMENT  
 EXISTING ZONING: SU-2 (SINGLE-UNIT RESIDENTIAL)  
 PROPOSED ZONING: SU-2 (SINGLE-UNIT RESIDENTIAL)  
 ZONE AREA: 1.34 ACRES  
 LOT AREA: 1.34 ACRES  
 HEIGHT: 30' MAX  
 SETBACKS: 10' FRONT, 10' SIDE, 10' REAR  
 NOTES: NO PART OF ANY EXISTING BUILDING SHALL BE REMOVED OR ALTERED WITHOUT THE NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE.

PARKING DATA

VEHICLE PARKING: 10 SPACES  
 BICYCLE PARKING: 10 SPACES  
 TRASH ENCLOSURE: 10 SPACES  
 TOTAL PARKING: 30 SPACES

GENERAL NOTES

- ALL SITE WORKING TO COMPLY WITH CITY OF ALBUQUERQUE STANDARDS.
- EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED OR ALTERED WITHOUT THE NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE.
- THE PROJECT SHALL BE FULLY PADDED.
- FLORAL AREA SHALL BE 10% OF TOTAL SITE AREA.
- 10% OF TOTAL SITE AREA SHALL BE PADDED.



STAMP

J.S. ROGERS ARCHITECTS P.C.  
821 Mountain Road NW, Albuquerque, NM 87102  
Phone: (505) 247-1168 Fax: (505) 247-0262  
e-mail: info@jsoyersarchitects.com

ENGINEER

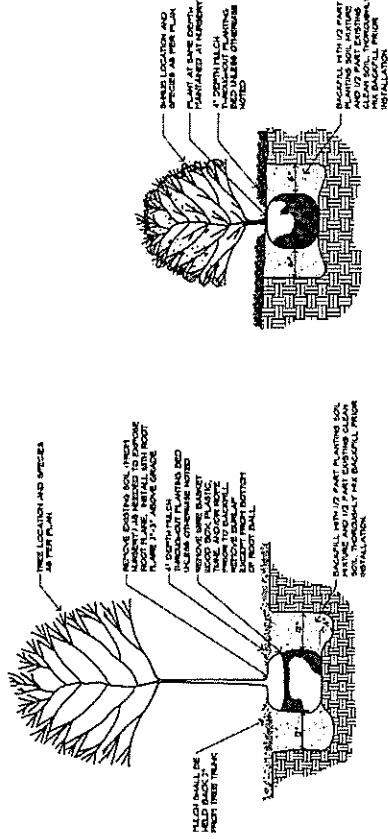
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FILE NAME  
DWG NAME  
DRAWN BY  
DATE  
RE DATE DESCRIPTION

TITLE  
LANDSCAPE  
DETAILS

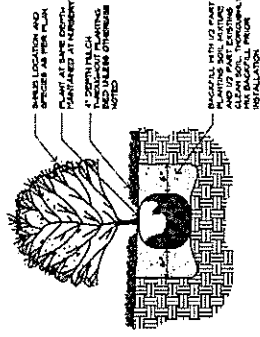
GARCIA'S KITCHEN  
FOOD PREP & CATERING FACILITY  
1736 Central Avenue, SW  
Albuquerque, NM

SHEET

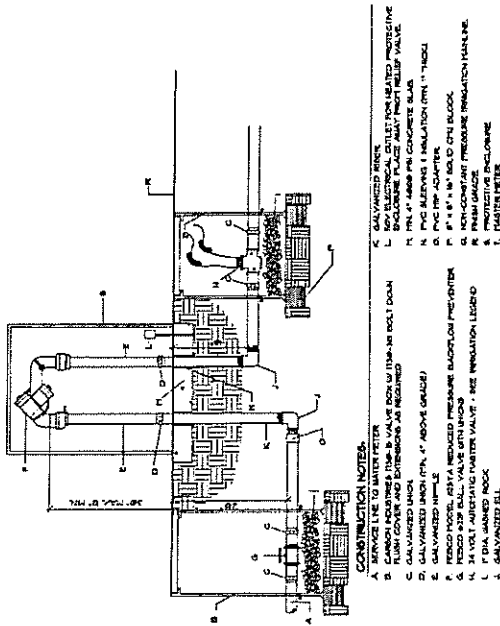
L2.0



2 TREE PLANTING DETAIL  
SCALE 1/2\"/>



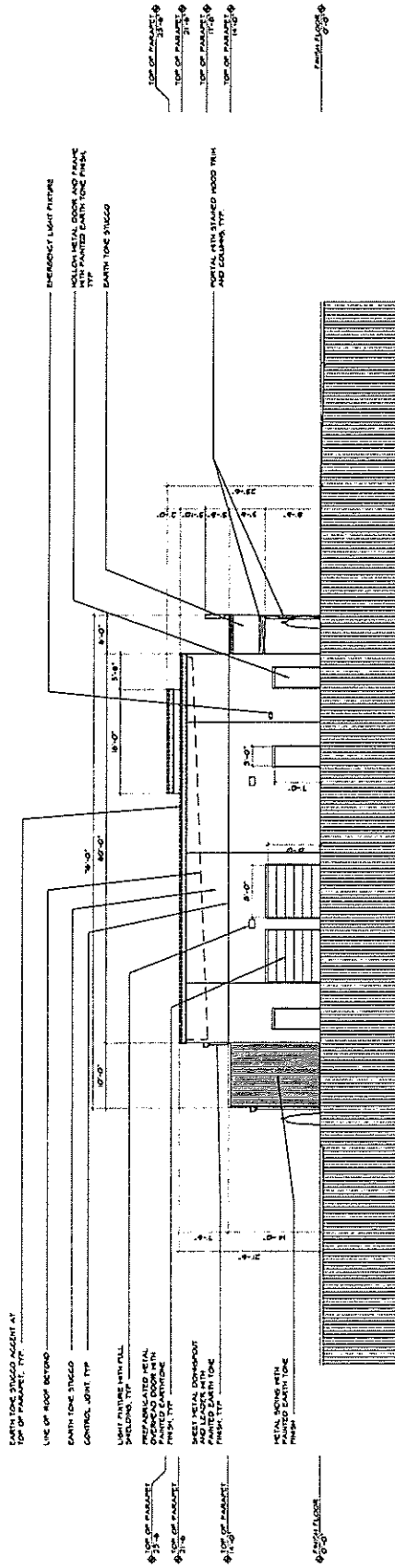
3 SHRUB PLANTING DETAIL  
SCALE 1/2\"/>



1 REDUCED PRESSURE BACKFLOW PREVENTER WITH MASTER VALVE  
SCALE 1/2\"/>

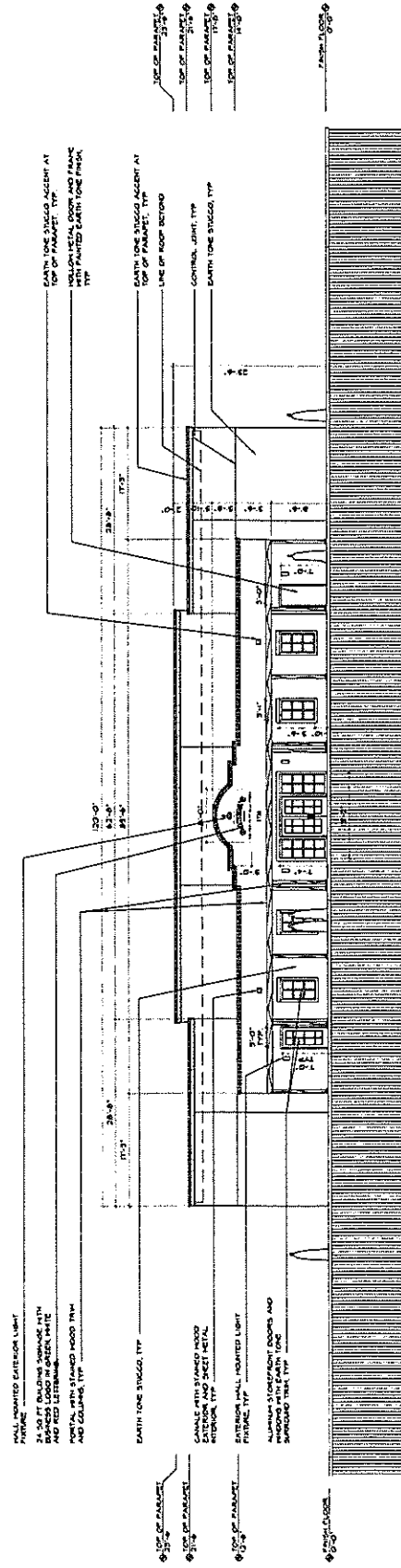
GENERAL NOTE

A. IT IS THE INTENT OF THESE DEVELOPMENT DRAWINGS TO FOLLOW THE DESIGN STANDARDS SET FORTH IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO, AND TO BE CONSIDERED A PART OF THE PROJECT. ANY DISCREPANCY BETWEEN THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO, AND THE PROJECT, THE PROJECT WILL BE CONSIDERED THE FINAL AUTHORITY. THE PROJECT WILL BE CONSIDERED THE FINAL AUTHORITY. THE PROJECT WILL BE CONSIDERED THE FINAL AUTHORITY.



1 EAST EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

NOTES

J-S. ROGERS ARCHITECTS P.C.  
821 Mountain Road NW, Albuquerque, NM 87102  
Phone: (505) 247-1168 Fax: (505) 247-0262  
e-mail: info@jstingersarchitects.com

ENGINEER

FILE NO.  
PROJECT NAME  
DRAWN BY  
DATE  
DESCRIPTION

EXTERIOR ELEVATIONS

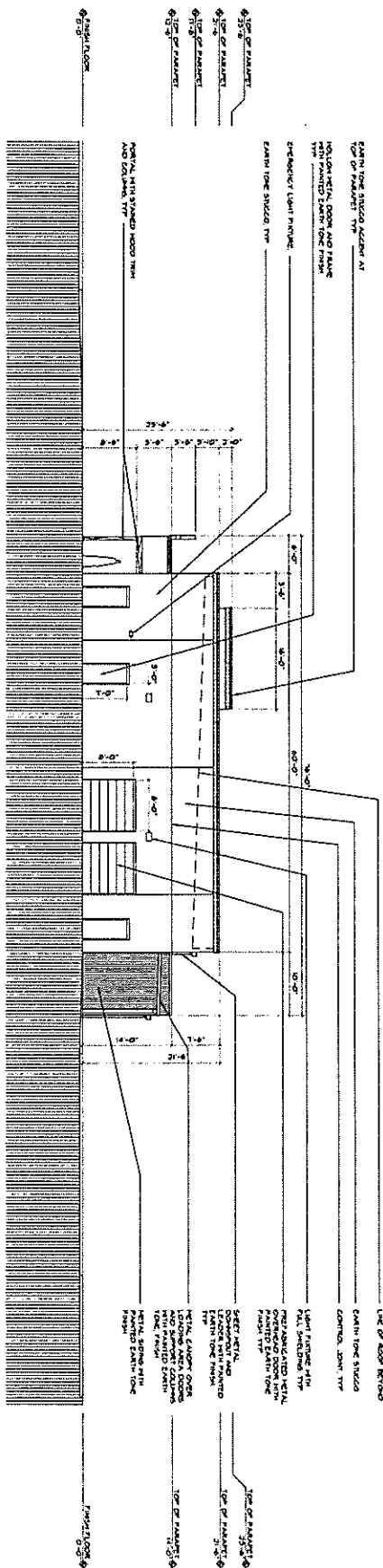
GARCIA'S KITCHEN  
FOOD PREP & CATERING FACILITY  
1736 Central Avenue, SW  
Albuquerque, NM

INSET

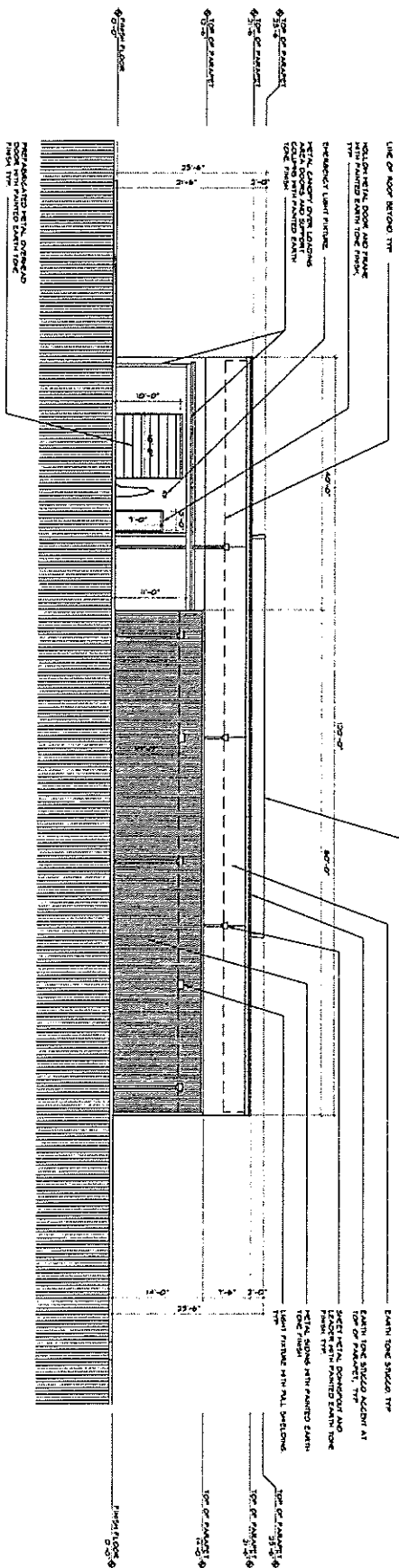
A2.1



**GENERAL NOTE:**  
 1. IT IS THE INTENT OF THESE DEVELOPMENT DRAWINGS TO FOLLOW THE PRELIMINARY SITUATIONS SET FORTH IN THE SITE PLAN. ANY CHANGES TO THE PRELIMINARY SITUATIONS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THE PRELIMINARY SITUATIONS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THE PRELIMINARY SITUATIONS SHALL BE MADE BY THE ARCHITECT.



1 WEST EXTERIOR ELEVATION  
 SCALE 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION  
 SCALE 1/8" = 1'-0"

A2.2

GARCIA'S KITCHEN  
 FOOD PREP & CATERING FACILITY  
 1736 Central Avenue, SW  
 Albuquerque, NM

EXTERIOR  
 ELEVATIONS

FILE NAME: 1736 CENTRAL AVENUE SW  
 DRAWN BY: JLR  
 DATE: 10/10/2012

ENGINEER

J-S ROGERS ARCHITECTS P-C  
 821 Mountain Road NW, Albuquerque, NM 87102  
 phone: (505) 247-1168 fax: (505) 247-0262  
 e-mail: info@jstingersarchitects.com

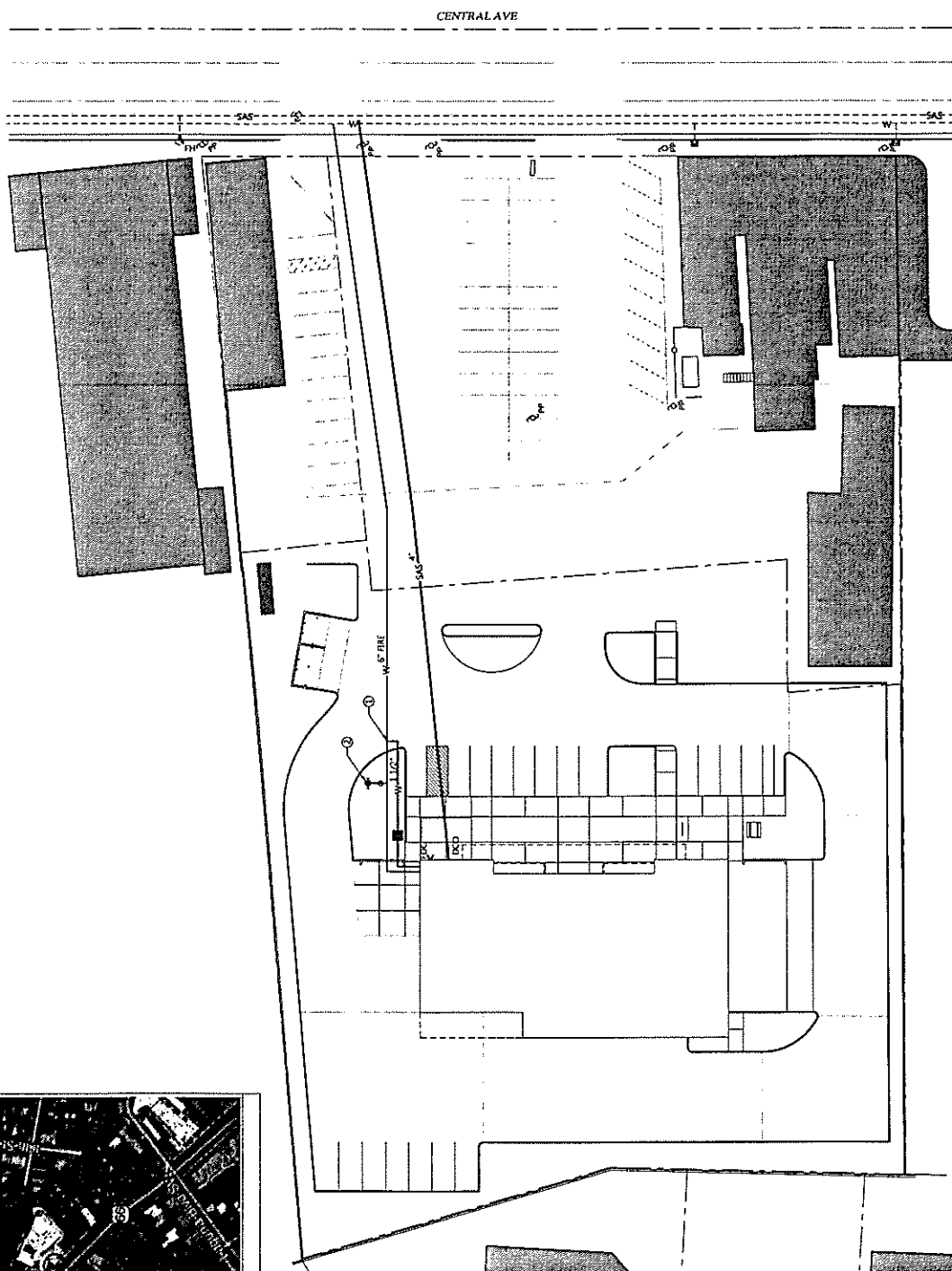
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# PRELIMINARY SITE UTILITY PLAN

SCALE 1 = 20'



### Vicinity Map

### General Notes

- A. COORDINATE WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY PRIOR TO TRENCHING FOR NEW WATER SERVICE AND SANITARY SERVICE TAPS.
- B. COORDINATE WITH LOCAL UTILITIES FOR LOCATION OF ANY UNDERGROUND DRY UTILITIES PRIOR TO TRENCHING.
- C. CONTRACTOR TO PROVIDE ACCESS TO EXISTING BUSINESSES AFFECTED BY CONSTRUCTION.

Keene, N.H.

1. 6645 TEE WITH REDUCER TO 1 1/2" FOR NEW WATER SERVICE.

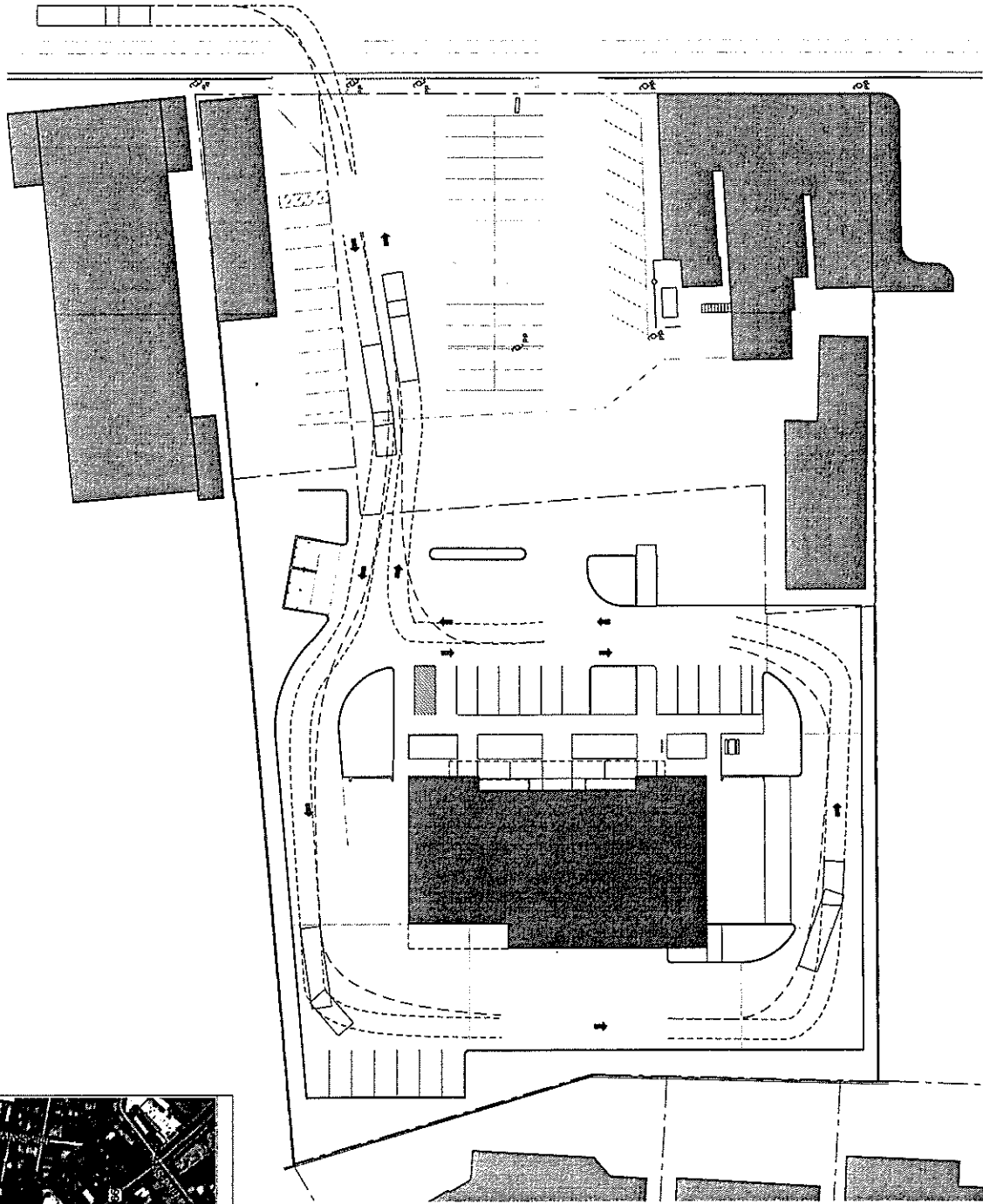
**Legend**

- |     | EXISTING WATER LINE | NEW WATER LINE |
|-----|---------------------|----------------|
| W   | —                   | —              |
| SAS | —                   | —              |
| CD  | —                   | —              |
| R   | —                   | —              |
| P   | —                   | —              |
| W   | —                   | —              |
| SAS | —                   | —              |
| DCO | —                   | —              |
| M   | —                   | —              |
| F   | —                   | —              |



Vicinity Map

- Legend
- TRACTOR TRAILER FRONT WHEEL PATH
  - TRACTOR TRAILER REAR WHEEL PATH
  - DIRECTION OF TRAFFIC FLOW



TRAFFIC CIRCULATION PLAN

SCALE 1" = 20'

C-3

SHEET

GARCIA'S KITCHEN  
FOOD PREP & CATERING FACILITY  
1736 Central Avenue, SW  
Albuquerque, NM

TRAFFIC  
CIRCULATION  
PLAN

TITLE

4.

3.

2.

1.

RE

DATE

DESCRIPTION

ISSUED

DATE

10/27/2012

ENG

NAME

CI Garcia

TCL

FILE

NAME

JOB

NO.

ENGINEER

J.S. ROGERS ARCHITECTS P.C.  
821 Mountain Road NW, Albuquerque, NM 87102  
phone: (505) 247-1168 fax: (505) 247-0262  
e-mail: jrogers@jrogersarchitects.com

STAMP

## SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

### ***SHEET # 1 – SITE PLAN*** (Required)

- ☒ 1. Scale: at least 1" = 100'
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Scaled Vicinity Map
- ☒ 5. The Site (property lines)
- ☒ 6. Proposed Use(s) and List of Applicable Plans
- ☒ 7. Pedestrian Ingress and Egress (Access)
- ☒ 8. Vehicular Ingress and Egress (Access)
- ☒ 9. Any Internal Circulation Requirements
- ☒ 10. For each lot:
  - ☒ a. Maximum Building Height
  - ☒ b. Minimum Building Setback
  - ☒ c. Maximum Total Dwelling Units and / or
  - ☒ d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

### **Accompanying Material**

- ☐ A. Fee payment
- ☐ B. Complete application
- ☐ C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- ☐ D. 8-1/2" x 11" reductions

# **SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST**

## **DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but STRONGLY recommended)**

**Note:** If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

### **Site Design**

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other "green" features

### **Street Realm**

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

### **Landscaping**

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

### **Building Design**

- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

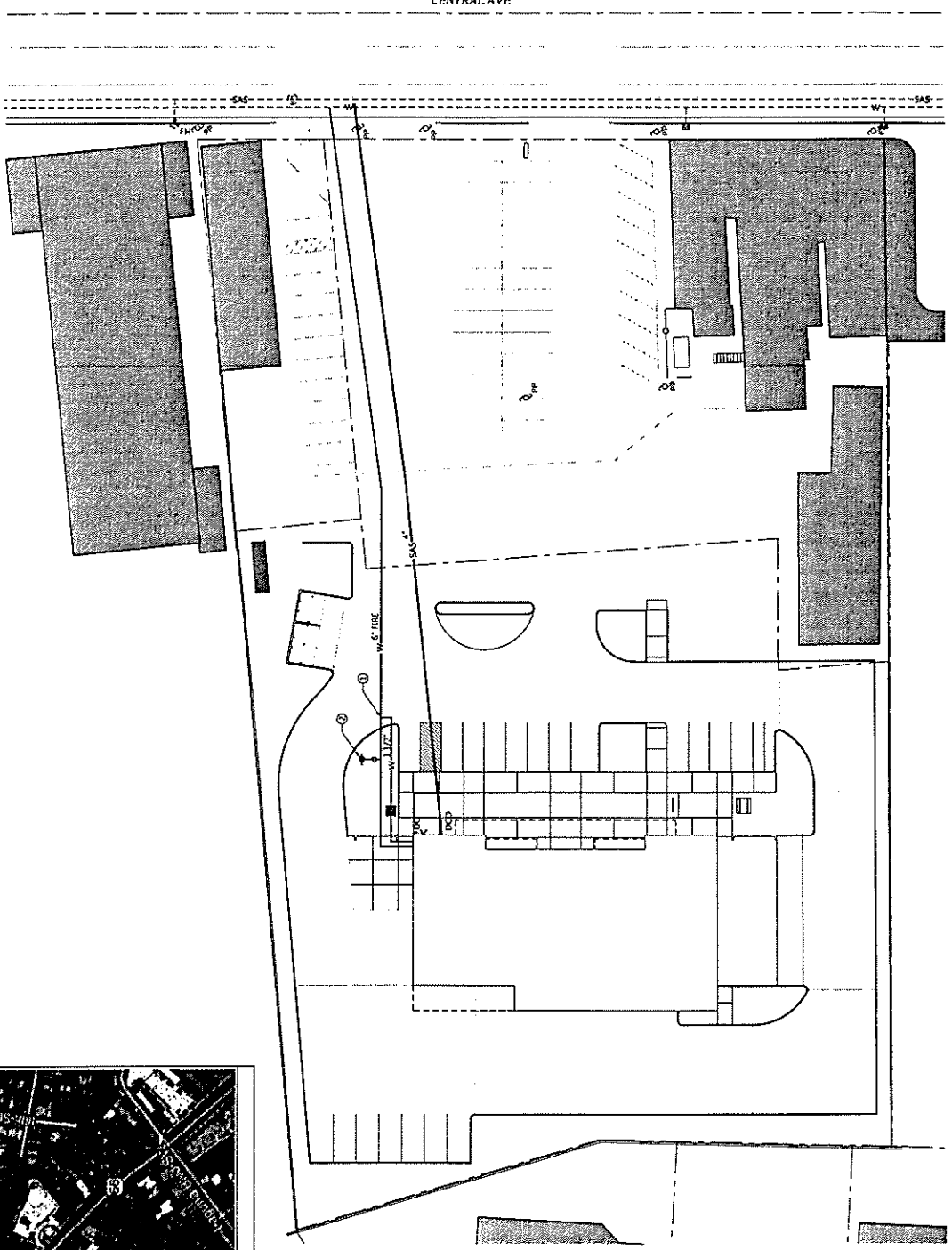
### **Signage**

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.



# PRELIMINARY SITE UTILITY PLAN

SCALE: 1" = 20'



Vicinity Map

## General Notes

- COORDINATE WITH ALBUQUERQUE BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT TO TRENCH FOR NEW WATER SERVICE AND SANITARY SERVICE TAPS.
- COORDINATE WITH LOCAL UTILITIES FOR LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO TRENCHING.
- CONTRACTOR TO PROVIDE ACCESS TO EXISTING BUSINESSES AFFECTED BY CONSTRUCTION.

## Keyed Notes

- 6" GAS TEE WITH REDUCER TO 1.127" FOR NEW WATER SERVICE
- NEW FIRE HYDRANT AND VALVE PER COA STD. DWG.

## Legend

- W --- EXISTING WATER LINE
- SAS --- EXISTING SANITARY SEWER LINE
- ⊙ EXISTING MANHOLE
- ⊠ EXISTING WATER METER
- ~ EXISTING POWER POLE
- W --- NEW WATER LINE
- SAS --- NEW SANITARY SEWER LINE
- DCO --- NEW DOUBLE CLEAN OUT
- NEW WATER METER
- + NEW FIRE HYDRANT

**GARCIA'S KITCHEN**  
FOOD PREP & CATERING FACILITY  
1736 Central Avenue, SW  
Albuquerque, NM

**ENGINEER**  
J. S. ROGERS ARCHITECTS P.C.  
821 Mountain Road NW, Albuquerque, NM 87102  
phone: (505) 247-1168 fax: (505) 247-0262  
e-mail: info@jrogersarchitects.com

**FILE NAME:** D:\PROJECTS\GARCIA'S KITCHEN\GARCIA'S KITCHEN.dwg  
**DATE:** 10/21/2012  
**DESIGNED BY:** J.S.R.  
**DATE:** 10/21/2012  
**REVISIONS:**

**TITLE**  
SITE  
UTILITY PLAN

**DATE**  
10/21/2012



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: GARCIA'S KITCHEN DATE OF REQUEST: 8/30/12 ZONE ATLAS PAGE(S): J.13

CURRENT: RESTAURANT

### LEGAL DESCRIPTION:

ZONING SU.2/SU.1 MIXED USE DEV. LOT OR TRACT # 2 BLOCK #

PARCEL SIZE (AC/SQ. FT.)  SUBDIVISION NAME GARCIA PROPERTIES DEV.

### REQUESTED CITY ACTION(S):

ANNEXATION [ ]

SU.2/SU.1 SU.2/SU.1

### SITE DEVELOPMENT PLAN:

ZONE CHANGE [x]: From MIXED USE To CLO FOR SUBDIVISION\* [x] AMENDMENT [x]

SECTOR, AREA, FAC, COMP PLAN [ ] FOOD PREP BUILDING PERMIT [x] ACCESS PERMIT [ ]

AMENDMENT (Map/Text) [ ] & CATERING FACILITY BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [x]

EXPANSION OF EXISTING DEVELOPMENT [ ]

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 1

BUILDING SIZE: 7055 (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE

DATE 8/30/12

(To be signed upon completion of processing by the Traffic Engineer)

JS ROGERS ARCHITECTS, PC.

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [x] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER

DATE

08/30/12

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /  
-FINALIZED / /

TRAFFIC ENGINEER

DATE



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 29, 2012

Jim Rogers  
J.S. Rogers Architects, PC  
821 Mountain Road NW/87102  
Phone: 505-247-1168/Fax: 247-0262

Dear Jim:

Thank you for your inquiry of **August 29, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) – LOT 2, GARCIA PROPERTIES DEVELOPMENT, LOCATED AT 1736 CENTRAL AVENUE SW, BETWEEN LAGUNA BOULEVARD SW AND SAN PASQUALE SW** zone map **J-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

**See "Attachment A" for names of neighborhood and/or homeowner associations and coalitions to contact in regards to this EPC Submittal - siw**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,  
**Stephani Winklepleck**  
*Stephani Winklepleck*  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE  
SENT TO BOTH  
CONTACTS OF EACH  
NA/HOA FOR THIS  
PLANNING SUBMITTAL.**

7012 1640 0001 8693 7452

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)  
 ALBUQUERQUE, NM 87107

Postage	\$ 0.45	0101
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	08/30/2012

Sent To  
 North Valley Coalition  
 Street, Apt. No.,  
 or PO Box No. 5733 Guadalupe Tr NW  
 City, State, ZIP+4  
 Albuquerque, NM 87107  
 PS Form 3800, August 2008 See Reverse for Instructions

7012 1640 0001 8693 7421

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
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 For delivery information visit our website at [www.usps.com](http://www.usps.com)  
 ALBUQUERQUE, NM 87102

Postage	\$ 0.45	0101
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	08/30/2012

Sent To  
 Downtown, N.A.  
 Street, Apt. No.,  
 or PO Box No. 509 11th St. NW  
 City, State, ZIP+4  
 Albuquerque, NM 87102  
 PS Form 3800, August 2008 See Reverse for Instructions

7012 1640 0001 8693 7438

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 For delivery information visit our website at [www.usps.com](http://www.usps.com)  
 ALBUQUERQUE, NM 87104

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Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	08/30/2012

Sent To  
 Hining Castle, N.A.  
 Street, Apt. No.,  
 or PO Box No. 1521 Park SW  
 City, State, ZIP+4  
 Albuquerque, NM 87104  
 PS Form 3800, August 2008 See Reverse for Instructions

